### **5** Bedroom House for Sale in Protaras, Famagusta District

Seaside Elegance and Serenity



Set in the serene coastal town of Protaras, this exceptional residential project offers a harmonious blend of modern architecture and natural beauty. Located mere steps from a pristine private beach, these luxurious villas are designed to provide a tranquil lifestyle with stunning sea views and ultimate privacy.

Features & Amenities

- Exclusive beachfront living

- Energy Efficiency Grade A for sustainable comfort
- Modern, open-plan interiors designed with high-end finishes
- Private swimming pools and lush gardens
- Spacious verandas for seamless indoor-outdoor living

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Property Info		Plot / Area Info		Additional info	
Covered Area	186	Diat area	675	Deference Number	224105
Covered Veranda	49	Plot area	675	Reference Number	234105
Uncovered Veranda	22	Pool	Yes Covered Yes	Property type	House
Energy Efficiency	Α	Parking	Covered, Yes	View	Sea view



#### Location

Parking

Location: Protaras

Region: Famagusta

Coordinates: 34.9994936 / 34.0650519



#### Price: €3 300 000 + VAT

VAT for this property is €254,419 or €627,000. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee Price per SQM	~€128 600.0 €17 742.00/n	Common expenses	None
Repres	sentative: MySp	ace			
Registratio	Registration number 229/E		Email myspace.cyprus@gmail.com		
License nu	umber	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty It	d

Phone: +35795129336, +35799409010

#### **Price change history**

€3 300 000 on Jan 15, 2025



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# **INDEX**



